

BOARD OF SUPERVISORS OF LOUDOUN COUNTY

RESOLUTION OF INTENT TO AMEND THE ZONING ORDINANCE

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and to further implement the comprehensive plan; and

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Loudoun County Zoning Ordinance to implement the recommendation of the Route 50 Task Force Final Report, dated July 2005; to add a new special exception use to the existing Commercial Light Industrial (CLI) Zoning District to allow for a mixed use development option consisting of retail, personal service, office and other uses, subject to certain building standards and performance criteria.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors states its intention to amend the Loudoun County Zoning Ordinance to adopt new or revised provisions on the following matters:

1. Revise the CLI Zoning District, Section 3-900 of the Loudoun County Zoning Ordinance, to add a new special exception use for a mixed use development option, to include multi-story buildings with a vertical integration of uses consisting of retail, personal service, office and other uses;
2. Revise other provisions of the CLI Zoning District to include new building standards and performance criteria, as necessary to allow for a mixed use development option to include allowing the use of multi-story buildings with a vertical integration of uses;
3. Amend the Buffering and Screening regulations in Section 5-1400, the Sign Regulations in Section 5-1200, the Off-Street Parking and Loading Requirements in Section 5-1100, and other Sections of the Ordinance as may be necessary to maintain consistency with the proposed amendments to the CLI Zoning District;
4. Revise and/or add Ordinance definitions (Article 8) as necessary to define terminology used in the proposed amendments.

BE IT FURTHER RESOLVED that (1) these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; (2) that these matters be referred to the Planning Commission for preparation of ordinances; and (3) the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.